

I609. Penihana North Precinct

I609.1. Precinct description

The Penihana North Precinct is located south of the Swanson Railway Station, adjacent to the Rural Urban Boundary (RUB) and Waitakere Ranges Heritage Area, and is approximately 22.5 ha in area. The precinct and three sub-precincts (A, B and C) provide for the residential expansion of Swanson Village.

Most of the residential development within the precinct is provided for in Sub-precinct C near the Swanson Railway Station and Swanson Local Centre. The precinct provides for a transition from urban built character in Sub-Precinct C to single house development on higher ground in sub-precincts A and B located adjacent to the rural landscapes of the Waitakere Ranges Heritage Area.

The precinct provides a framework for the subdivision and development of the area. There are specific subdivision design criteria which require the consideration of design elements identified in the Penihana North Precinct plans. The focus of these criteria is on movement of pedestrians, cyclists and vehicles, block size and site type, design of roads and design of reserves. Specific roadscape designs are required where sub-precincts B and C adjoin Christian Road to acknowledge the rural amenity of this road.

The underlying zoning of land within this precinct is Residential – Mixed Housing Urban, Residential – Single House Zone, Residential – Large Lot Zone.

I609.2. Objectives

- (1) A quality residential neighbourhood is established in Penihana North with a range of site sizes and house types within walking distance to the Swanson Railway Station and Swanson Local Centre.
- (2) Residential density reduces in the southern part of Penihana North to mitigate the effects of urban development on the adjoining Waitakere Ranges Heritage Area.
- (3) Land use and transport (pedestrian, cycle and road) linkages are integrated within Penihana North and connected to the Swanson Railway Station and the Swanson Local Centre.
- (4) The identified vegetation areas of Penihana North are protected and enhanced.
- (5) Development is consistent with the Penihana North Precinct plans.
- (6) Development and subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and

- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I609.3. Policies

- (1) Provide for dwellings within Sub-precinct C that have a height of predominantly two storeys and comprise a variety of detached and attached housing types.
- (2) Provide for pedestrian, cycle and road linkages particularly to the Swanson Railway Station, Swanson Local Centre and open space network.
- (3) Encourage a transition in residential density that reduces in the southern part of Penihana North Precinct where development adjoins the foothills of the Waitakere Ranges Heritage Area.
- (4) Require development along Christian Road to align with the rural character of land in the Waitakere Ranges Heritage Area Overlay.
- (5) Protect and enhance the Blewitt Gully Stream and Waimoko Stream and their riparian margins.
- (6) Protect and enhance the regenerating native vegetation located alongside Christian Road, identified in Penihana North: Precinct plan 1.
- (7) Require subdivision and development within the precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on the Penihana North Precinct plans;
 - (b) support safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I609.4. Activity table

The zone, overlay and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I609.4.1 specifies the activity status of land use, development and subdivision activities in the Penihana North Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I609.4.1 Activity Table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
Accommodation				
(A1)	Dwellings	P	P	P
Development				
(A2)	Buildings complying with Standard I609.6.1	NA	NA	P
(A3)	Buildings fronting onto Christian Road complying with Standard I609.6.2	NA	P	P
(A4)	Buildings complying with standards I609.6.3 and I609.6.4	P	NA	NA
Subdivision				
(A5)	Subdivision creating sites with access onto Christian Road	NA	RD	RD
(A6)	Subdivision creating sites with minimum site size of 600m ² complying with Standard I609.6.5	NA	RD	NA
(A7)	Subdivision creating sites with minimum site size of 1,200m ² complying with Standard I609.6.5	RD	NA	NA
(A8)	Subdivision creating sites with minimum site size of 2,000m ² for greenfield purpose and complying with Standard I609.6.5	NA	NA	RD
(A9)	Subdivision creating sites not complying with the minimum site size of 2,000m ²	NC	NA	NA
(A10)	Subdivision not complying with Standard I609.6.5	D	D	D

I609.5. Notification

- (1) Any application for resource consent for an activity listed in Table I609.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I609.6. Standards

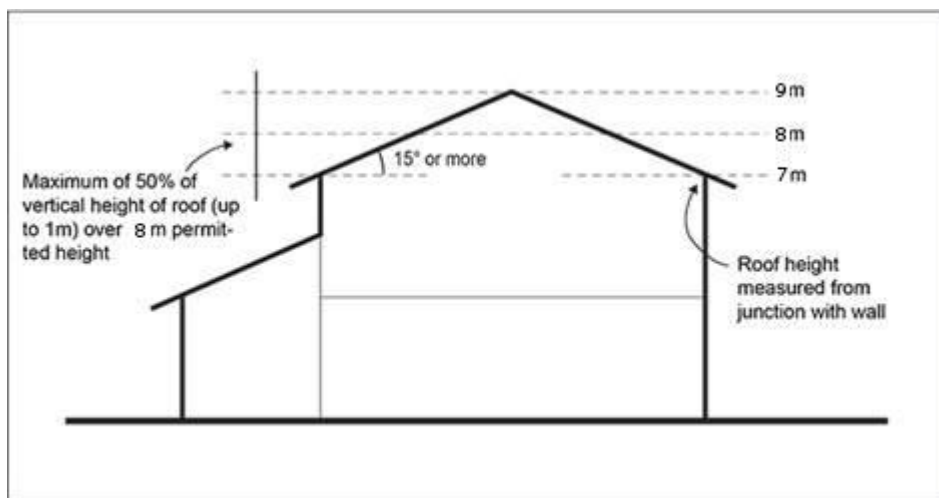
The Auckland-wide and underlying zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted in Table I609.4.1 must comply with the following standards.

I609.6.1. Building height in Sub-precinct C

- (1) Building must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

Figure I609.6.1.1 Building height in Sub-Precinct C



I609.6.2. Minimum setback requirement to Christian Road

- (1) Sites fronting onto Christian Road must be located at least 6m from the boundary adjoining Christian Road.

I609.6.3. Maximum impervious area in Sub-precinct A

- (1) The maximum impervious area is 15 per cent of net site area if the site is not connected to a reticulated stormwater system.
- (2) The maximum impervious area is 60 per cent of net site area if the site is connected to a reticulated stormwater system and Standard H1.6.6.(1) Maximum impervious area does not apply.

I609.6.4. Maximum building coverage in Sub-precinct A

- (1) The maximum building coverage is 35 per cent of net site area and Standard H1.6.7 Building coverage does not apply.

I609.6.5. Subdivision

- (1) Subdivision must be carried out in general accordance with Penihana North: Precinct plan 1.
- (2) The minimum net site area for subdivision in Sub-precinct A is 1,200m².

- (3) The minimum net site area in Sub-precinct C is 2,000m² where the subdivision is for greenfield purpose.
- (4) Where the site for subdivision is located across two sub-precincts, the minimum net site area standard for subdivision relating to the majority of the site applies provided that no new site created will have a net site area greater than 2,000m².
- (5) Subdivision involving sites fronting Christian Road:
 - (a) the minimum width of a proposed site must be greater than 20m; and
 - (b) the proposed site must not rely on Christian Road for driveway access.
- (6) Subdivision must not occur within the Identified Vegetation Area as set out in Penihana North: Precinct plan 1.

I609.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I609.8. Assessment – restricted discretionary activities

I609.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland wide or zone provisions.

- (1) Subdivision:
 - (a) the design, location, construction and alignment of driveways and roads and pedestrian linkages;
 - (b) avoidance of flooding on or downstream of the site;
 - (c) the provision of landscape treatment;
 - (d) protection of natural features;
 - (e) the location, design and construction of infrastructure;
 - (f) density of the proposed subdivision;
 - (g) roading, pedestrian and cycle network layout and connections;
 - (h) layout, scale and shape of blocks and lots; and
 - (i) design, location and positioning of reserves and linkages between reserves and their surrounds.

I609.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland wide or zone provisions.

(1) Subdivision:

- (a) the extent to which the proposed subdivision is in general accordance with the Penihana North: Precinct plan 1. When assessing application refers to Penihana North: Precinct plans 2 - 6 for guidance.
- (b) the extent to which the design of sites and roads support the integration of land use and transport to the Swanson Railway Station and the Swanson Local Centre;
- (c) the extent to which the proposed subdivision maximises secondary roading connections and provides convenient access to Swanson Railway Station;
- (d) the extent to which the proposed road and indicative road network provide for a connected transport network that supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;
- (e) whether pedestrian network is provided to the roads, reserves and linkages to the railway crossing as identified in Penihana North: Precinct plan 1;
- (f) whether proposed sites meet the objectives and policies of the underlying zone;
- (g) whether the proposed subdivision provides for a lot layout that differs in density by accommodating smaller lots or blocks to enable future terraced housing or other forms of comprehensive development closer to the railway station;
- (h) whether sites created in Sub-precinct B have access to a road or access lot that avoids where practicable proposed sites backing onto the open space reserve;
- (i) whether proposed sites with road frontage to Christian Road minimise individual vehicle access to Christian Road;
- (j) whether the layout and shape of proposed sites with frontage to Christian Road provide sufficient width and depth to enable a building platform located to meet the minimum road frontage requirement to Christian Road;
- (k) the extent to which the character and physical form of the secondary road along the railway edge identified on Penihana North: Precinct plan 1

includes landscape planting that complements the pedestrian and cycle network in the area;

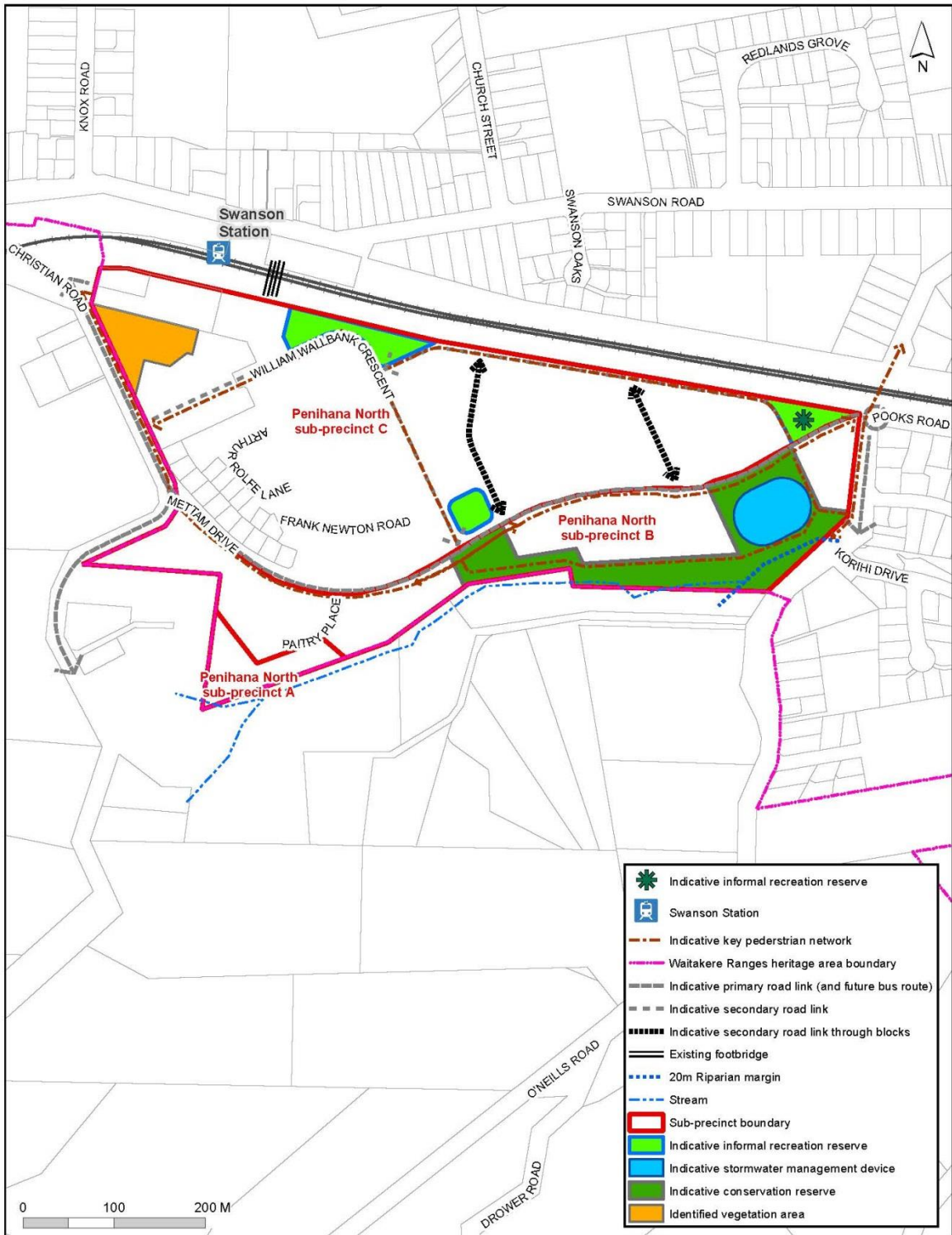
- (l) whether the proposed subdivision reinforces the character and physical form of Christian Road being located along the rural edge and providing a transition between areas of rural and urban character;
- (m) whether the informal recreation reserve identified in Penihana North: Precinct plan 1 is designed and located opposite to and aligns with the edges of the conservation reserve including its riparian vegetation;
- (n) whether the proposed subdivision enables views to the Waitakere Ranges foothills from the conservation reserve and secondary road as identified in Penihana North: Precinct plan 1; and
- (o) whether the conservation and informal recreation reserves are designed to adjoin roads or front onto dwellings and associated access lots.

I609.9. Special information requirements

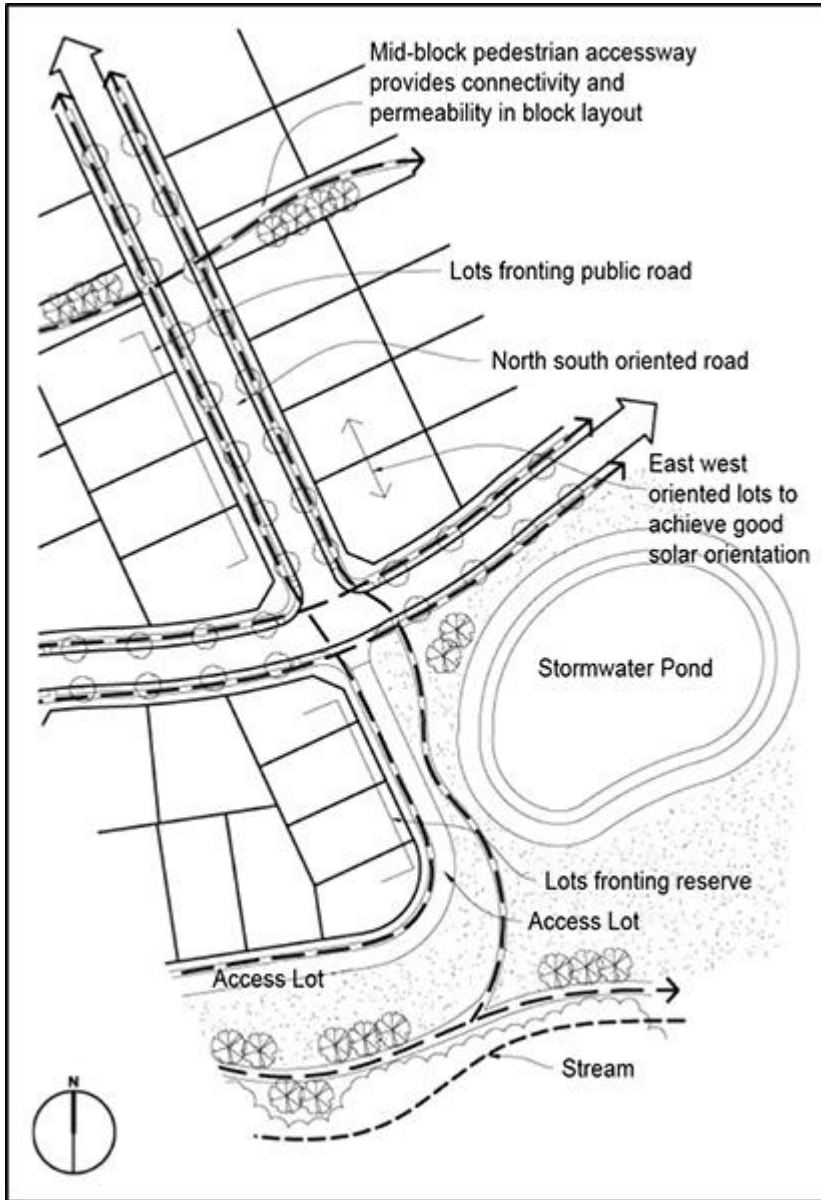
There are no special information requirements in this precinct.

I609.10. Precinct plans

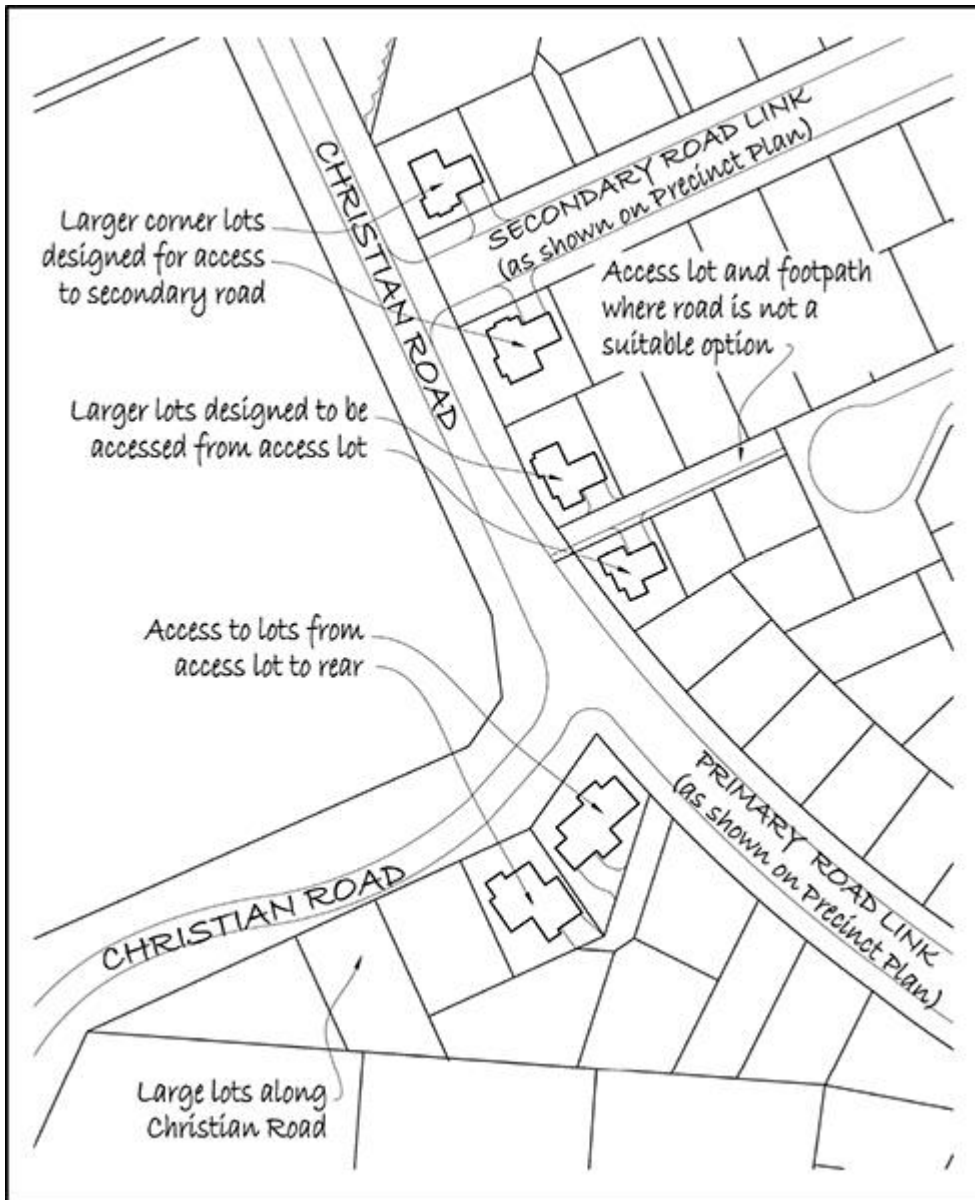
I609.10.1. Penihana North: Precinct plan 1



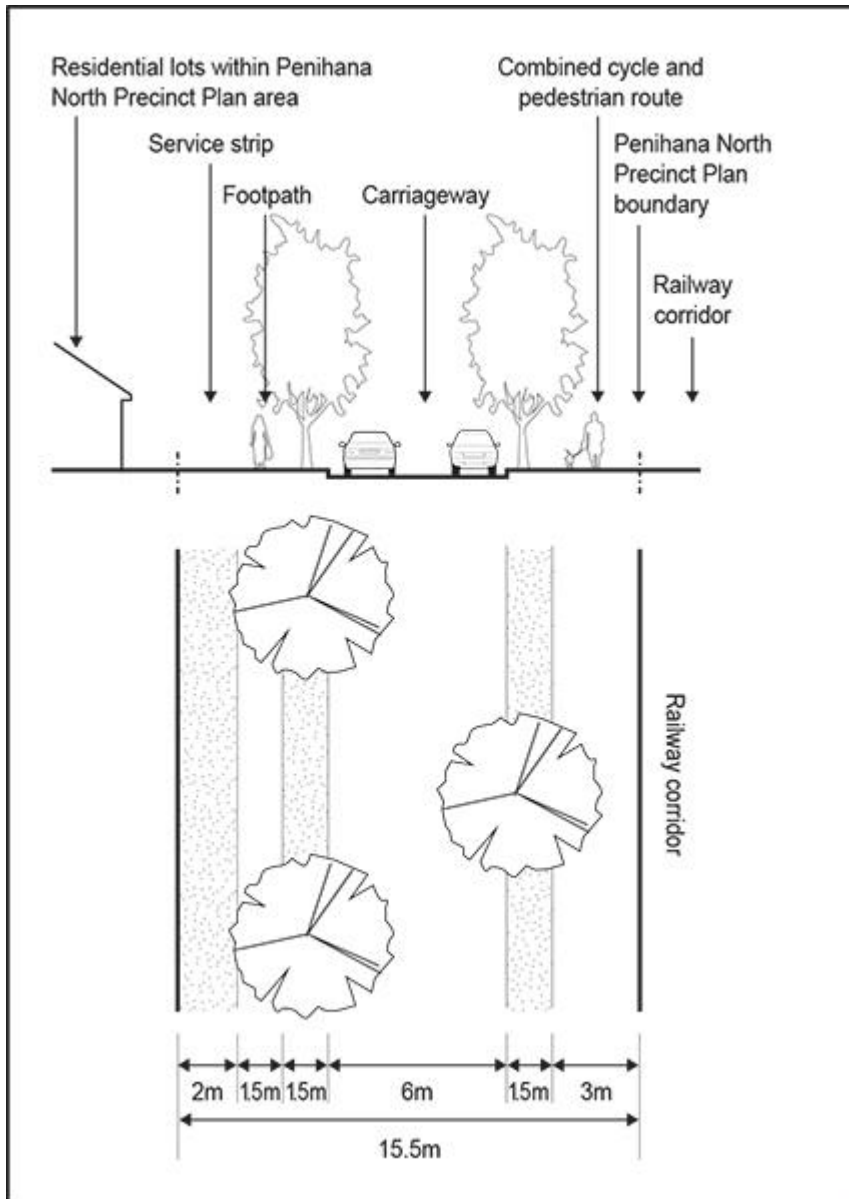
I609.10.2. Penihana North: Precinct plan 2 – Block size and lot type 1



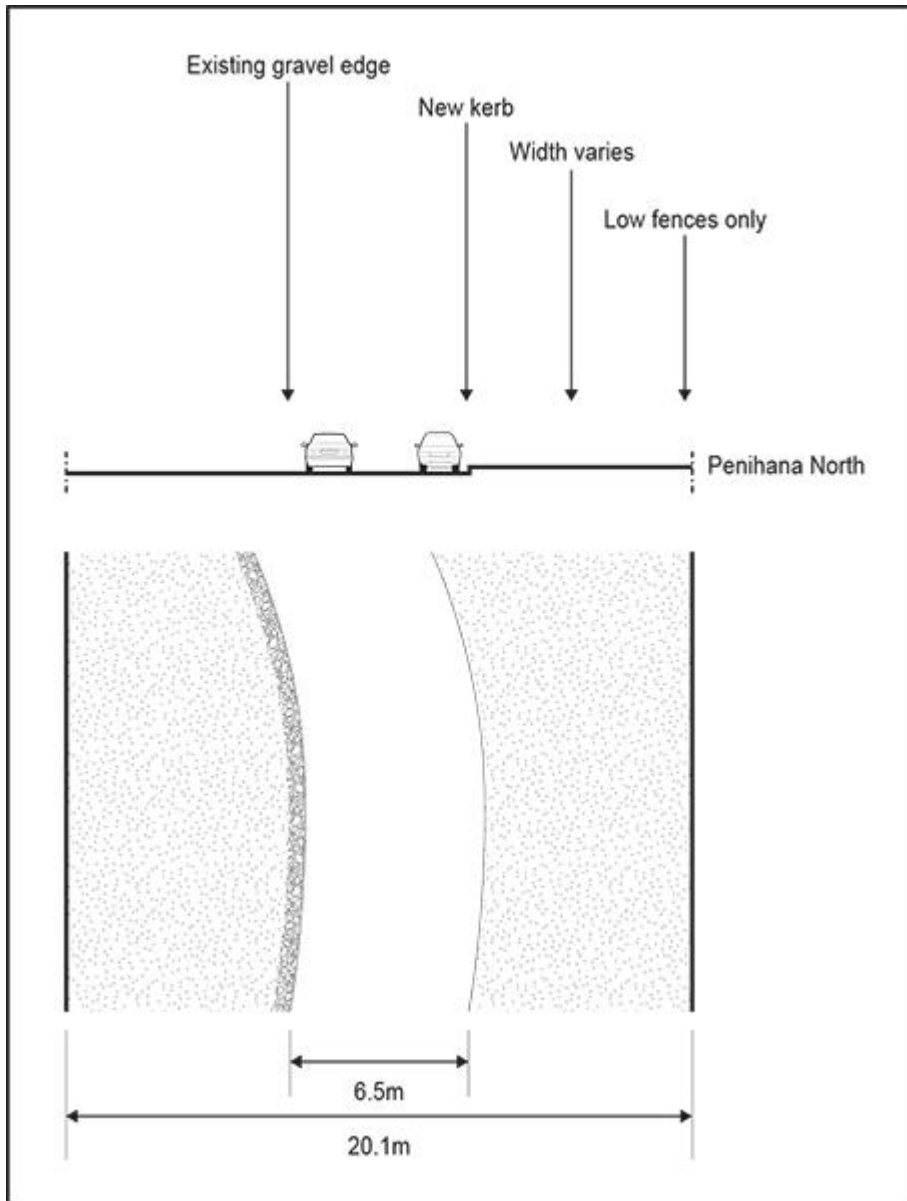
I609.10.3. Penihana North: Precinct Plan 3 – block size and lot type 2



I609.10.4. Penihana North: Precinct Plan 4 – combined cycle and pedestrian route



I609.10.5. Penihana North: Precinct plan 5 – Christian Road cross section adjacent to sub-precinct C



I609.10.6. Penihana North: Precinct plan 6 – Christian Road cross section adjacent to sub-precinct B

